

<p><i>Fillmore City</i> <i>Planning Commission</i></p>	<p><i>Utah's First Capital</i></p> <p><u>Chairman</u> L. Bart Adams</p>
<p>75 West Center - Fillmore, Utah 84631 (435) 743-5233</p> <p>NOTICE The Fillmore City Planning Commission reserves the right to move any agenda item forward. Any item, regardless of how stated on the agenda, may be acted on by the Commission at this meeting. Fillmore City Website: www.fillmorecity.org</p>	<p><u>Commissioners</u> Chad Kunz Charles Carling John Orullian Ryan Hansen Tafta Watson Tracy Whatcott</p> <p><u>Alternates</u> Lars Rasmussen Jesse Ralphs</p>

MEETING AGENDA
Fillmore City Council Chambers
Tuesday February 24, 2015
7:00 PM

ADMINISTRATIVE

- Approve minutes of previous meeting
- City Council report – Eric Jenson
- Prepare recommendation to Mayor for alternate commission members
- Schedule special meeting to discuss home occupations

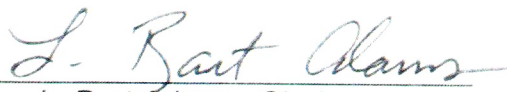
BUSINESS

- Elma Wade application for a Simple Lot Subdivision of her property on 160 South 400 West

TRAINING

- Review Chapter 6-1, General Provisions of the Zoning Ordinance

Date: February 20, 2015


L. Bart Adams, Chairman

A copy of this agenda will serve as notice to all surrounding property owners of any proposed changes to zoning or land use.

In Compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting (including auxiliary communicative aids and services) should notify the city office at 75 West Center Street at least 3 working days prior to the meeting.

CERTIFICATION OF POSTING

I hereby certify that the above agenda was posted on the Utah State Public Meetings Website <http://www.utah.gov/pmn/index/html> and posted in three public places within the Fillmore City limits on this 20th day of February, 2015. Kevin W. Orton, City Recorder recorder@fillmorecity.org

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FILLMORE CITY
PLANNING COMMISSION MEETING
December 9, 2014

Minutes of the meeting of the Fillmore City Planning Commission held December 9, 2014 in the Fillmore City Council Chambers, 75 West Center. Notice of the time and place of the meeting was posted on the Utah State Public Meetings Website, at the City Office, Fillmore Library, City Recorder's Office, faxed to The Chronicle-Progress, radio stations KNAK and KMTI, and emailed to each member of the Commission on the 5th day of December, 2014.

Those present for the meeting were:

Chairman:	L. Bart Adams	Members:	Ryan Hansen
Council:	Eric R. Jenson		Tracy Whatcott
Staff:	Megan Davies		John Orullian
	Jamie Orullian		Chad Kunz
Mayor:	Eugene Larsen		Charles Carling
Excused:	Tafta Watson		
	Jesses Ralphs (Alternate)		
	Lars Rasmussen (Alternate)		

Chairman Adams opened the meeting at 7:00 p.m. and welcomed everyone.

ADMINISTRATIVE BUSINESS

Approval of Minutes

Minutes of the Planning Commission meeting held November 25, 2014 were reviewed and accepted as written.

City Council Report – Councilmember Eric Jenson

- Monthly reports from law enforcement, the fire department, and the county commission are given at the first city council meeting of each month
- The Christmas lighting celebration was well attended. Having two Santas in different locations this year worked well; the children didn't have to wait in line for a long time.
- Fillmore City has received bids for new electric meters which will transmit electronic readings to the city office. The water meters are also being upgraded and will work with the electronic system.
- The council is still working on the new dog ordinance.
- The Bureau of Land Management (BLM) lease for airport space during fire season is being finalized.
- Adoption of the Water Master Plan was tabled until the next meeting.

44 Home Occupations

45 The Fillmore City Zoning Code states that home occupations are not allowed to have
46 employees that are not residents of the home. There are two home businesses that
47 have requested the ordinance be changed. Chairman Adams asked for discussion on
48 the matter. Areas of concern included:

- 49 • Parking
- 50 • Bathrooms
- 51 • Increased traffic
- 52 • Disturbing the neighborhood

53
54 The R-2 zone is designated for families not for commercial activities that generate a
55 lot of traffic. Question was raised about whether allowing outside employees for
56 home occupations would be undercutting other businesses. The commissioners
57 wanted more research done and tabled the discussion to the next meeting.

58
59 Adjournment

60 **The meeting adjourned at 7:47 p.m. upon motion by Commissioner Hansen and**
61 **Second by Commissioner Kunz. Motion carried.**

62
63 The next regular planning meeting will be held January 27, 2015.

FILLMORE CITY

75 W Center Street – Fillmore, Utah 84631
Phone: (435) 743-5233

SUBDIVISION APPLICATION

Subdivision Name Block 47 Fillmore

Address property North of 160 S. 400 W.

Parcel No. F - 164 Acreage 1 Acre

Applicant name Trevor and Monica Wade Email monicawade06@hotmail.com

Address 320 S. 4950 W. P.O Box 324 Fillmore, UT 84631

Phone No. (435) 864-7555
Home Cell
(435) 864-7978
Cell

(435) 864-1531
Work
Other

Contact agent Travis Ludlow Phone (435) 623-2382

Real Estate agent (if applicable) _____

Estimated number of lots 1

Subdivision type (circle)

Simple Lot

Minor

Major

\$50.00

\$50.00

\$100.00

Administrative review scheduled for: _____

Preliminary Plat review scheduled for: _____

I submit this application with the appropriate fee and preliminary sketch or plat as required by the subdivision ordinance. I understand that I will also be billed at the actual cost for utility estimates, utility capacity analysis and for engineering plan review fees, if required

2-17-2015
Date

Monica Wade
Applicant Signature

BLOCK 62

100 SOUTH ST.

N

MON

132'

330'

330'

660'

82.5'

82.5'

144'

144'

132'

132'

132'

132'

132'

132'

132'

132'

5

F 165-1
79985

F 165-3
80003

F 165-4
149063

F 165-5
79971

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79985

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79985

F 165-3
80003

F 165-4
149063

F 165-5
79971

Louis & Susan
B 580 P 897
6.3 AC

George & Ann
B 580 P 897
3.1 AC

Millard County
B 271 P 566
2.50 AC

Millard County
B 271 P 566
2.50 AC

Millard County
B 283 P 802
0.625 AC

Millard County
B 296 P 589
0.31 AC

Millard County
B 271 P 566
2.50 AC

Millard County
B 271 P 566
2.50 AC

Millard County
B 271 P 566
2.50 AC

Millard County
B 271 P 566
2.50 AC

500 WEST ST.

400 WEST ST.

BLOCK 48

BLOCK 44

B.C. Section

U.S.T.C. Approval Date	PLAT DEPARTMENT MILLARD COUNTY, UTAH	BLOCK 47, PLAT-A Section T R	boo
drawn by: C.C. date: 4-16-80		scale	

6-11- SUBDIVISIONS

c.

6-11.3 SIMPLE LOT SUBDIVISIONS. Subject to Chapter 6-11.5, an applicant may subdivide property by metes and bounds into *two or three lots or parcels* without the necessity of recording a plat, provided that all proposed lots or parcels front a dedicated public street and comply with the applicable zone standards. This process should be completed in the following manner:

- 1) An applicant shall submit an application to the Planning & Zoning Administrator for a simple lot subdivision that includes at a minimum:
 - a. The name of applicant or authorized agent and contact information;
 - b. A property address and parcel number;
 - c. The address for the subdivision;
 - d. The metes and bounds description of the property proposed to be split;
 - e. Any other information that may be requested by the Planning and Zoning Administrator.
 - f. The subdivision name.
- 2) Simple lot subdivisions shall not be approved until such time as the applicant provides utility hook-ups to each proposed lot or parcel.
- 3) The applicant shall not initially be required to install sidewalks for a simple lot subdivision; however, as part of the building permit process, the owner of the land must install sidewalks prior to an occupancy permit being issued. All other design standards set forth in Chapter 6-12 are not applicable to a simple lot subdivision unless specifically required by the Fillmore City Council.
- 4) The applicant may need approval from the Public Health Department on simple lot subdivisions if it is determined that the property is not serviced by the public sewer system.